THE OMAHA SUNDAY BEE.

Best in West

ESTABLISHED JUNE 19, 1871.

WANT AD SECTION.

Pages 1 to 8.

OMAHA, SUNDAY MORNING, APRIL 1, 1906.

SINGLE COPY FIVE CENTS.

Advertise In THE OMAHA BEE

THOMAS BRENNAN, President.

A. J. LOVE. Vice President.

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EVERY KNOWN KIND OF INSURANCE

Certificate of Publication

AUDITOR OF PUBLIC ACCOUNTS.

AUDITOR OF PUBLIC ACCOUNTS. LINCOLN, Feb. 1, 1998. IT IS MERERT CERTIFIED, That the American Bonding Company of Baltimore, in the state of Maryland, has compiled with the insurance law of this state, ap-plicable to such companies, and is there-fore authorized to continue the business of fidelity and sursty and burgiary insur-ance in this state for the current year ending January 21, 1907. SUMMARY OF REPORT FILED FOR THE YEAR ENDING DEC. 31, 1906.

THE YEAR ENDING DEC. 31, 1905. INCOME.

All other sources. 463, 183, 12 All other sources. 61, 653, 653 Total DISBURSEMENTS. Paid policy holders. 4130, 760, 22 All other payments. 445, 955, 32 Total ..\$ 742,586.80

...\$ 627,715.84 ADMITTED ASSETS. \$1,542,643.70

LIABILITIES.

9,706.46-\$ 623,778.35

Certificate of Publication STATE OF NEBRASKA, OFFICE OF AUDITOR OF PUBLIC ACCOUNTS.

AUDITOR OF PUBLIC ACCOUNTS. LINCOLN, Feb. 1, 1906. IT IS HEREBY CERTIFIED, That the New York Plate Glass Insurance Company of New York, in the state of New York, has complied with the insurance law of this state, applicable to such companies, and is therefore authorized to continue the business of plate glass insurance in this state for the current year ending January I. 1307. SUMMARY OF REPORT FILED FOR THE YEAR ENDING DEC. 81, 1906. INCOME

Premiums All other Bources Total \$490,774.59

ADMITTED ASSETS. \$795,669,75

259,600.11 42,841.84-\$390,629.40 200,000.00

Room No. 1, New York Life Building.

Telephone-Douglas 1264.

Private Branch Exchange. Call Dept. Wanted.

Nebraska General Agents:

AMERICAN BONDING COMPANY OF BALTIMORE,

Fidelity, Court, Contract and Saloon Bonds, Bank, Residence and Burglary Insurance of Every Description.

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NEW YORK PLATE GLASS INSURANCE COMPANY OF NEW YORK, CALEDONIAN INSURANCE COMPANY OF SCOTLAND, SUN INSURANCE OFFICE OF ENGLAND,

STATE INSURANCE COMPANY OF NEBRASKA.

Omaha Local Agents:

CALEDONIAN INSURANCE COMPANY OF SCOTLAND,

CITIZENS INSURANCE COMPANY OF MISSOURL

NORTH BRITISH AND MERCANTILE INSURANCE COMPANY OF ENGLAND, PHENIX INSURANCE COMPANY OF BROOKLYN,

SPRING GARDEN INSURANCE COMPANY OF PHILADELPHIA,

SUN INSURANCE OFFICE OF ENGLAND,

STATE INSURANCE COMPANY OF NEBRASKA.

CALUMET INSURANCE COMPANY OF CHICAGO.

Certificate of Publication

BTATE OF NEBRASKA, OFFICE OF AUDITOR OF PUBLIC ACCOUNTS, LINCOLN, Feb. 1, 1908. IT IS HEREBY CERTIFIED, That the Bpring Garden Insurance Company of Phil-Meiphia, in the state of Pennsylvania, has compiled with the Insurance law of this ness of fire and lightning insurance in this state for the current year ending Jan-uary 31st, 1907. Witness my hand and the seal of the

Auditor of Public tear first above

E. M. SEARLE, JR., Auditor of Public Accounts, JOHN L. PIERCE, Deputy.

Certificate of Publication

AUDITOR OF FUBLAC ACCOUNTS. AUDITOR OF FUBLAC ACCOUNTS. LINCOLN, Feb. 1, 1898. IT IS HEREET CERTIFIED. That the North British and Mercantile Insurance Company of Londen and Ediloburgh, in the state of Engined, has complied with the insurance law of this state, applicable to such companies, and is therefore au-thorized to centinue the business of fire and lightning insurance in this state for the current yeas ending January Sist. 1907. Witness my hand and the seal of the Auditor of Fublic Accounts the day and year first above written.

Withers of Fublic Accounts Auditor of Fublic Accounts E. M. SEARLE, JR., Auditor of Public Accounts, JOHN L. PIERCE, Deputy.



STATE OF NHERASKA OFFICE OF AUDITOR OF FUBLIC ACCOUNTS. LINCOLN, Feb. 1, 1908. IT IS HEREBY CERTIFIED, That the Citizens' Insurance Company of St. Louis, in the state of Missouri, has complied with lightning insurance in this st ourrent year ending January Sist, 190 Witness my hand and the seal of the iditor of Public Accounts the day and

Auditor of Public Accounts E. M. SEARLE, JR., Auditor of Public Accounts, JOHN L. PIERCE, Deputy.



STATE OF NEBRASKA, OFFICE OF AUDITOR OF FUBLIC ACCOUNTS. LINCOLN, Feb. 1, 1995. IT IS HEREBY CERTIFIED, That the Sun Insurance Office of London, in the state of England, has complied with the insurance law of this state, applicable to such companies, and is therefore author-ized to continue the business of fire and ighthing insurance in this state for the and the lightning insurance in this state current year ending January 21st, hand and the seal

JOHN L PIERCE. Deputy. JOHN L. PIERCE, Deputy, (Beal.) e Insure Anything Anywhere

WESTERN LAND ON THE BOOM

Settlers Pouring Into Nebraska and Kansas in Vast Numbers.

AND DOWNS OF LAND VALUES

Some Tantalizing Figures of Profits Furnished Eastern People Who Were in the Swim a Few Years Ago.

In these words and figures Charles M. Harger dells in the Boston Transcript how the demand for western land booms along: other land boom. It began three years with the efforts of the rallways to secure settlers for their new lands in the southwest and northwest and with the Canadian Itable. government's seeking for settlers for the

wheat lands of the far northwest, it has and the country papers have long lists of sales in every issue, showing the transfer moved here with their families and their of realty at prices 20 to 50 per cent higher than was paid three years ago. It is probable that the average advance in the past year has been fully 10 per cent-and yet there are those who say it has only begun to advance.

"Look at land, back in Illinois and Indiana," is a favorite argument. "That land is no better than this out in central Kansas and it does not produce any more crops, but it is selling for \$100 to \$150 an acre. Why should not our land sell equally well?"

It is the same old argument that was used in the '80's when the other land boom went over the west. A banker of Rochester then bought a quarter section (183 acres) near the town of Goodland, near the Colorado line in northwestern Kansas He paid \$1,600 for it. At no time in twenty years has he been able to get for it what he paid-until a few weeks ago. The price had been creeping up, starting at \$200, and finally reached \$10 an acre and he let it go. He lost the interest on his money for twenty years, but was glad to get back what he spent.

Out in southwest Kansas a county that had been taking in lands for unpaid taxes for ten years, until about one-third of the real estate was forfeited, sold the whole collection the other day at auction in order to clean up the indebtedness. The lands sold well, most of them going to cattlemen who want ranch properties.

Not Entirely Speculative.

The land movement is not entirely speculative because there is a positive demand for lands, fostered by the large number of people who are moving west every month. This is particularly true of the spring season. 'Two weeks agu 10,000 people went through Kansas City on homeseekers' rates, all bound for the southwest. The Santa Fe trains ran out of Chicago in four sections. The Rock Island trains were similarly crowded and every seat and atsis was filled on every train that went out of Manzas Oity.

This means a great number of new buyers with the cash received from their old homes for the farms. Farther west in the short-grass country, household goods and the newcomers are all ing from \$15 to \$39 an acre in order to make in his hands and finally obtained an offer yet larger purchases grows, as it is likely

even more acute. 'The remarkable wheat farmers.' yields that have paid for the land many times over have caused a craze that gives away?"

indication of making everybody connected "Well, some of them are going out to the the deeds filed are a great number of farm covered, to my diagust, a few months later likely to get into the land craze because it irrigated section of Colorado along the mortgages. Some of these mortgages are that he had taken the title himself and takes a comparatively large capital to MEMORIES RECALLED BY SALES OF HOMES carry. It is based on a steadily increasing Arkansas river. A half train load left Su- offset by the amount still due for the lands transferred it inside of a week for \$15,000, handle land. Even with generous borrowmmigration and an ascending series of perior, Neb., a day or two ago for the the newcomers have sold in states farther values for lands. It is curious to note how this land craze of middle age are moving into town. These debtedness to be taken care of. With the

affects the banks and business interests of three classes account for a great proportion steady income, such as has been the forthe prairie states. At Hebron, Neb., the of the people who sell out. other day a banker, who has the largest "Our bank has taken in a great deal of no difficulty will be experienced.

and business of the community, was talk- real estate in the last few years; some ing of the remarkable influx of settlers of it we have purchased; some of it has third, or a little more. According to the west, staring at one as he alights from possibilities of the climate are better unpouring from Iowa and Illinois into that come into our hands through the handling banker quoted above, he has found this the train, is an immense sign erected on a derstood. section of Nebraska. The land around of estates and in various other ways. I to be an average of about \$4.00 an acre. The middle west is going through an- Hebron is chiefly grain land and in favor- would not be surprised to see land go to As long as this income is steady the able seasons splendid crops are raised. \$100 per acre-but we are selling our land. dweller on the farm is able to make a ago and is now at its height. Starting These crops have continued for the last The land that stood us in \$40 an acre has very good return and he, of course, gets eight years with uniform success and in for eight years paid an interest of 8 per more out of the land than the average consequence the farms have been very prof- cent on that valuation, but with the land renter would secure. increased in value to \$75 or \$50 an acre our Money Comes and Goes,

station the land agents meet all comers increased our deposits over \$10,000. The the farms, with the added advantage that money came in from the settlers who had there may be a decrease in farm lands."

Buying on Time. household goods and were buying farms Not all of these land sales are for

where lands are cheaper, the excitement is a most prosperous and successful class of out their payments. With the additional of \$10,000. This was barely enough to meet to do, it will be but a short time when

ness becomes considerable and along with Pecos valley. Scores of well-to-do farmers east, but there is a large amount of intune of the west for the last eight years,

> The usual rental for farm lands is onepiece of prairie and visible for miles. It reads: "We have 1,000 acres for sale, "We will loan to you if you buy."

The fact is that the investor in western income rate sinks to little more than i land in the present wild excitement and of the plain region even out to the very as possible, but it has led to unaccounta- will see new buildings going up or being "Last week," said he, "we paid out \$115.- per cent. We can take the same money boom has a very small opportunity com- edge of the mountain foothills. Along ble discoveries for centuries, and still prespread until the whole plains section is awake to the land speculation. At every

cash. Many of the settlers who buy a half that section and was anxious to clean up largely in the land craze, but if the move-

necessity of purchasing farm implements my mortgages and interest payments, but he will be. The possible profits in a "But what becomes of those who move and making improvements their indebted- he assured me that nothing more could be steadily increasing land values are very expected at this time. I let it go and dis- fascinating. The small investor is less cleaning up not only my commission, but ings the amount involved is large. The in-\$5,000 profit. That is a sample of the way vestor in farm mortgages, if the values bein which the distant land owner fares." come too much inflated, is the one who will Signs of the Times.

suffer, though that feature is less to be considered than in the old days, because At Superior, on the line between Kansas the conditions under which western farms and Nebraska, about midway east and are managed are far more stable and the

The Divining Rod.

A curious survival of superstition is the use of a "wand" of witch hazel or other "We have \$50,000 to loan at 5 per cent. wood to locate metals, water, petroleum and lowed buildings operations to go on con-This is merely an example of hundreds almost anything else one hopes to find un- tinuously without interruption and go of others scattered through small towns derground. The practice is as unreasonable wherever you will throughout the city you "I had two sections of western Nebraska huge signs offering tens of thousands of by Mr. Lamphear of Anacortes, Wash., to all my experience here Omaha has not land," said a minister, "on which I had acres and tens of thousands of dollars, trace a river of oil 800 feet underground had so many big building propositions unpaid, with great difficulty, enough to se- catching the investor going and coming, and some sixty miles long .-- Portland Ore- der way at one time as it has right now.

LIVE REAL ESTATE TOPICS

Building Operations the Real Basis of Omaha's Widening Realty Activity.

Interesting Grist of Gossip of Special Interest to Those Who Deal in Town Lots and

"The substantial basis of real estate activity in Omaha is to be found in the building improvements in progress," declared the veteran real estate man. "The unusually open winter this year has alcompleted, although this is not supposed I do not except even what was called the good old boom days, when the high water mark was reached. When sites are needed for new buildings the demand for real estate is sure to be brisk and the values sure to keep going up. When a man improves his property by putting a business block on it, he improves all the real estate close around it, and one new building leads to another. It is very much like a contagious disease, because the neighbors catch the building fever from one another. The most healthy thing in Omaha's real estate business is the building expansion

spot | cure my title. I heard of land sales in | As yet the eastern investor is not involved gonian. Building Operations in Omaha Continue Uninterrupted Through Winter

PROGRESS OF YOUNG MED'S CHRISTIAN ASSOCIATION'S NEW HOME.

Farm Lands.

"Did you notice that the old Collins homestead on Nineteenth and Capitol avenue has just changed 'hands?" pursued the veteran real estate man. "There is an interesting history that old-timers recall about Ninetsenth and Capitol avenue. The Collinses had one corner, which in the early days was the scene of much social entertainment. That was on the southwest corner. The southeast corner at the same time was occupied as the residence of Henry W. Yates, before he moved out to his beautiful place on West Chicago street. The house on the northeast corner was the home of Ezra Millard and his family, and the northwest corner was the home of Charles H. Gulou. All of these places have been transformed in later years into rental buildings, but they have an air of historic reminiscence about them which once marked them as the very center of Omaha's social life."

we are enjoying."

Agitation to do somothing with the court ouse seems to be growing, but much diversity of opinion exists as to just what hould be done, "It would be a great thing for us real estate folks if the court house should be moved." declared a well known real estate dealer the other day. "It would open the way for some big real state deals, not only by locating the new

(Continued on Page Two.)

PROGRESS OF WRIGHT & WILHELMY CO.'S NEW BUILDING.